

# Rancho Del Sol

## Landscape Planting and Irrigation Wetland Creation

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Plans Prepared by:



### GENERAL IRRIGATION NOTES

- The irrigation system shown is diagrammatic. All piping, valves etc. shown within outside areas is for drawing clarification only and equipment shall be installed within planting areas wherever possible. Avoid conflicts between sprinkler system and planting.
- The sprinkler system is based on an acceptable operating pressure at the site. Prior to any construction, the Contractor shall: 1) verify location of existing irrigation piping and 2) existing water pressure. The Contractor shall test available pressure and verify results with Landscape Architect. Irrigation and refrigeration for the pressure regulator device shall be coordinated with Landscape Architect as appropriate for the site pressure. The maximum circuit flow demands shall show on the irrigation plan within the corresponding hexagon below the appropriate valve size and circuit reference.
- It shall be the responsibility of the Irrigation Contractor to become familiar with all grade differences, locations of walls, retaining walls etc. Irrigation Contractor shall coordinate with all other subcontractors for the location and the installation of pipe above/below ground, under driveways, paving etc.
- Do not willfully install the sprinkler system as shown on the drawings when it is obvious in the field that obstructions, grade differences or differences in area dimensions exist that might not have been known during the design phase. Such obstructions or differences should be brought to the attention of the Landscape Architect prior to any installation of the system as other than shown on plans. In the event this notice is not heeded, the Irrigation Contractor shall be responsible for the cost of any reworking necessary.
- The Irrigation Contractor shall provide and keep up to date complete "As-Built" drawings in print which shall be corrected daily and show every change from the original drawings. Before the time of final inspection, the Irrigation Contractor shall transfer all information from the "As-Built" set to a reproducible set, prepared from the Landscape Architect.
- Final location of the Automatic Controller and the Backflow Prevention shall be approved by the Landscape Architect.
- Any new 120 volt electrical service required for the irrigation system shall be provided by the Irrigation Contractor. It shall also be the responsibility of the Irrigation Contractor to make a back-up from the electrical outlet to a controller.
- All piping from the point of connection and backflow prevention shall be of material and installation methods required by local codes.
- In addition to pipe sleeves shown on drawings, the Irrigation Contractor shall be responsible for the installation of control wire and pipe sleeves of sufficient size under paved areas. All pressure pipes, control wires and rated non-pressure lateral installed under paving shall be installed in sleeves.
- Install all materials and equipment per irrigation details. Teflon tape shall be used on all caulked connections.
- All irrigation heads shall be installed so that the spray pattern will be perpendicular to finish grade of the area to be irrigated.
- Irrigation Contractor shall be responsible to install in-line anti-drain valves as required by site conditions or requested by the Landscape Architect to prevent line drainage and soil erosion.
- Irrigation Contractor shall install all irrigation heads for optimum performance and even coverage and to prevent overspray onto property walls, walkways or windows. The head shall include valving the most appropriate degree of arc to fit the existing site conditions and to throttle the flow control at each valve to obtain the optimum operating pressure for each system.
- Locate backflow prevention device inconspicuously prior to direction of Landscape Architect and cover with two (2) white flat black paint.
- Any substitutions of equipment specified must be approved in writing by the Landscape Architect. Failure to make any substitution to the Owner or Landscape Architect shall result in the Irrigation Contractor being liable to provide the item specified as an additional cost to the Owner.
- Print all plans prepared by local engineer.
- The Irrigation Contractor shall notify the Landscape Architect a minimum of 48 hours prior to commencement of work to coordinate project inspection schedules. Failure to provide L.A. with adequate notification will result in the Irrigation Contractor being liable for hourly billing time of the Landscape Architect.
- The Irrigation Contractor shall change for inspections by the Landscape Architect at the following times during the course of the work:

  - A. Upon completion of initial installation prior to the backfill of trenches.
  - B. Inspection of valves and backflow prevention devices.
  - C. Review of Controller program settings.
  - D. Review of sprinkler coverage.
  - E. Completion of installation of irrigation system to receive approval and acceptance from Landscape Architect.

- Irrigation Contractor shall provide guarantees normal to the trade of one year for all parts and installation from the date of final inspection acceptance.

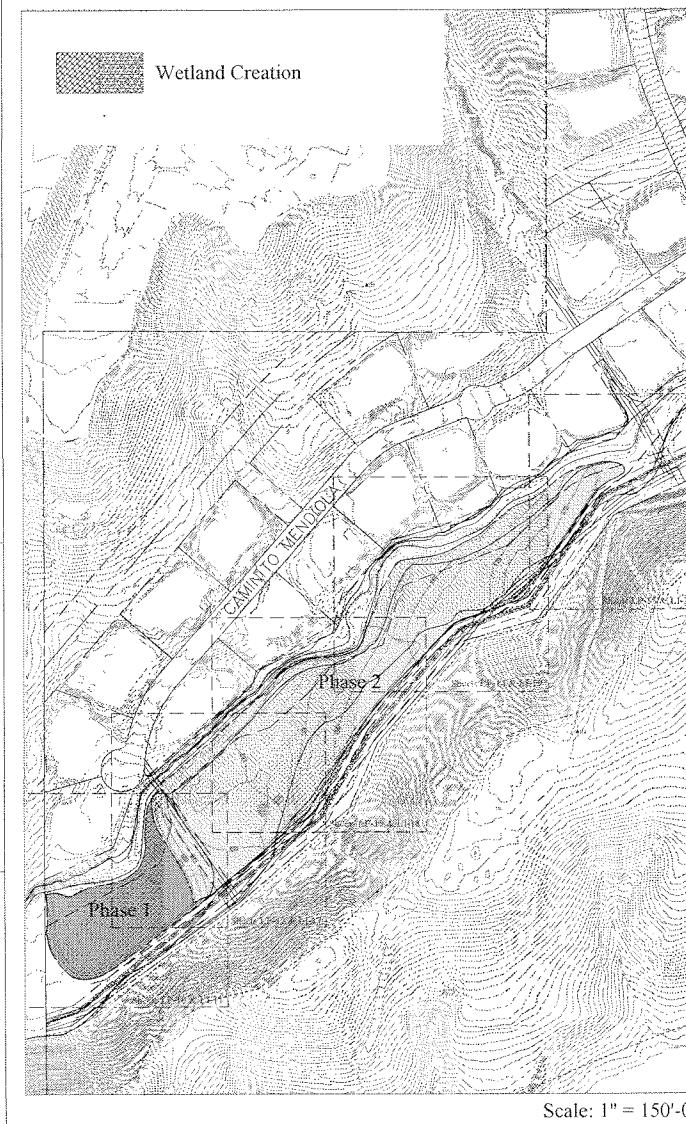
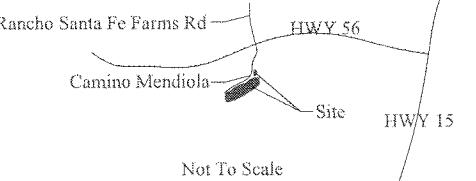
### RECLAIMED WATER USE NOTE

- All on-site irrigation applications shown on these economic control plans are part of a reclaimed water distribution system. No connections will be allowed until all approvals have been obtained.
- Cover connections between reclaimed water lines and potable water lines are strictly prohibited.
- The Irrigation Contractor shall adhere to Title 22, Division 3 of the California Code of Regulations and the current rules, regulations and specifications of the State of California.
- The water meter inspection deposit shall be notified 48 hours (2 working days) prior to the start of construction. All work performed without the benefit of inspection shall be rejected and removed.
- Water meter inspection deposit shall be returned to the Irrigation Contractor upon completion of the work.
- All on-site reclaimed water irrigation piping and on-site potable water piping installed under this design shall be identified in accordance with the water district standard.
- All on-site reclaimed water piping shall be purple colored PVC, continuously marked on opposite sides of the pipe with the words "CAUTION - RECLAIMED WATER". Approval instructions for this pipe can be found in the District's Approved Materials List.
- All on-site potable water lines shall be white PVC unless otherwise approved by the District.
- On-site reclaimed water lines shall be connected to the District's system via a valve. Any variation between potable and reclaimed potable reclaimed water lines shall be maintained at 20' apart. The potable lines shall be located above the reclaimed lines.
- Where potable lines and reclaimed potable reclaimed water lines, the reclaimed water line shall be offset on either side of the potable lines, for a total of 20'-0".
- The potable lines shall be located above the reclaimed lines.
- All spray heads and control valves shall be clearly labeled (purple) to indicate the use of reclaimed water.
- All spray heads shall be tested with hydrostatic pressure or negotiate in the District standard specifications and all irrigation lines shall be tested with the existing District pressure. No backs shall be installed. Contractors shall provide all equipment for hydrostatic tests. These tests shall be witnessed by a representative of the water District.
- All irrigation shall be approved and installed prior to energizing the reclaimed water. A usage plan indicating the use of reclaimed water shall be submitted to the Irrigation Contractor.
- Meters shall be tested by the District.
- All reclaimed water services require backflow preventer. Backflow preventer shall be installed with reclaimed water service per District standard. Reclaimed water system currently being supplied with potable water shall install a reduced pressure backflow preventer device per District standard drawings W-13 or W-12. When reclaimed water becomes available, the reduced pressure backflow device shall be removed by the Owner and replaced with a District standard drawing W-4.
- Each irrigation system shall be connected to the irrigation system of the adjacent irrigation system. The sign shall be placed as to be readily seen by any irrigation personnel utilizing the irrigation system.
- The Irrigation Contractor shall adjust all irrigation heads for optimum performance. This shall include throttling the flow control at each valve to obtain the optimum operating pressure for each irrigation. Considerations that states over spray, piping, or valves shall be eliminated. Adjust system to avoid these conditions.
- The irrigation system shall be designed to avoid being operated between the hours of 9:00 a.m. and 4:00 p.m. unless otherwise approved by the District.
- An initial and annual cross-connection inspection will be done at sites with both potable and reclaimed water service by the District and/or San Diego County Department of Environmental Health. Copies of inspection report will be forwarded to the non-sampling party.
- Prior to completion of the irrigation system, a visual inspection of the irrigation system shall be conducted to make sure the irrigation components have been taken.
- A general inspection of irrigation system shall be done at sites with both potable and reclaimed water service until the irrigation components have been taken.
- Property, with the laws, concepts of landowner/leasee protection, the restricted party's rules and regulations, and the specific requirements of a reclaimed water system, with water letters to level 1 inch high on a simple (Partner 512) background. The sign shall be placed as to be readily seen by any irrigation personnel utilizing the irrigation system.
- Copies of design drawings and engineering reports shall be provided to the City of San Diego and the San Diego County Department of Environmental Health.
- Reclaimed water piping shall need to be cleaned to be used for the irrigation system. Irrigation piping shall be cleaned with a high pressure washer.
- Reclaimed water static discharge valve shall be a type designed for use on reclaimed water distribution systems (prior to mixing/recharge) with potable water quick coupler jets per water district rules and regulations.
- A general separation shall be provided between adjacent areas irrigated with recycled water and potable water. Separation shall be provided by distance, concrete curbs, or other approved methods.
- Drawing notes, footnotes and designated outdoor eating areas shall be protected against contact with recycled water spray, mist or runoff.

### Sheet Schedule:

- LT-9 Wetland Creation Plans Title Sheet  
LP-10 Wetland Creation Planting Plan Phase 1  
LP-11 Wetland Creation Irrigation Plan Phase 1  
LP-12 Wetland Creation Planting Plan Phase 2  
LP-13 Wetland Creation Planting Plan Phase 2  
LP-14 Wetland Creation Planting Plan Phase 2  
LP-15 Wetland Creation Planting Plan Phase 2  
LP-16 Wetland Creation Planting Details  
LP-17 Wetland Creation Irrigation Plan Phase 2  
LP-18 Wetland Creation Irrigation Plan Phase 2  
LP-19 Wetland Creation Irrigation Plan Phase 2  
LP-20 Wetland Creation Irrigation Plan Phase 2  
LP-21 Wetland Creation Irrigation Details

### Vicinity Map:



Rancho Del Sol  
Wetland Creation

